

Name MANISH KUMAR
Designation Ex. E.
Signature
Stock Holding Corporation of India Ltd.
11013, Model Town East, Ghaziabad

6397



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

| | |
|---------------------------|--|
| Certificate No. | : IN-UP05987390460725R |
| Certificate Issued Date | : 26-Apr-2019 04:03 PM |
| Account Reference | : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL0107139285555664R |
| Purchased by | : UNINAV DEVELOPERS PVT LTD |
| Description of Document | : Article 23 Conveyance |
| Property Description | : LAND BEARING KHASRA NO.1085 AND 1089 SITUATED IN VILLAGE NOOR NAGAR TESHIL AND DISTRICT GZB U.P. |
| Consideration Price (Rs.) | : |
| First Party | : ELICA INFRACON PVT LTD |
| Second Party | : UNINAV DEVELOPERS PVT LTD |
| Stamp Duty Paid By | : UNINAV DEVELOPERS PVT LTD |
| Stamp Duty Amount(Rs.) | : 76,44,000 (Seventy Six Lakh Forty Four Thousand only) |



Verified By

Vineet Kumar
S. C. Sadar Ilm
Ghaziabad

LOCKED BY

S.R. D. Ind
Ghaziabad

-----Please write or type below this line-----

For ELICA INFRACON PVT. LTD.

Director

For UNINAV DEVELOPERS PVT. LTD.

Director

SR 0001323984



0007353884

Description of Stamp Duty Paid: -

(Stamp Duty Paid As Per G.O. of Uttar Pradesh Govt. No. V.K.NI.-5-2756/11-2008-500(1165)/2007 Lucknow Dated 30.06.2008

Stamp Duty Paid Through E-Stamp Certificate No. IN-UP05987390460725R Dated 26.04.2019 of **Rs. 76,44,000/-**)

BRIEF PARTICULARS OF SALE DEED

- | | |
|---|--|
| 1. Type of Property | Land/Plot |
| 2. Pargana | Loni |
| 3. Mohalla/Village | Noor Nagar, Ghaziabad, U.P. |
| 4. Description of Property | Khasra No. 1085 & 1089, Situated at Village Noor Nagar, Pargana Loni, Tehsil & District Ghaziabad, Uttar Pradesh, hereinafter referred to as "Said Property". |
| 5. Measuring of Property | Khasra No. 1085 area 3553.00 Sq. Mtr. & Khasra No. 1089 area 1647.00 Sq. Mtr Total area 5200.00 Sq. Mtr or 6219.35 Sq. Yard |
| 6. Status of Road | 45 Mtr. Wide Road |
| 7. Govt. Circle Rate (Land) | Rs. 21,000/- Sq. Mtr (For 1000.00 Sq. Mtr) Rs. 16,800/- Sq. Mtr (For 4200.00 Sq. Mtr) |
| 8. Consideration Amount of Sale | Rs. 10,92,000,00/- |
| 9. Total Value in which Stamp Duty Paid | Rs. 10,92,000,00/- |
| 10. Government Value of Land | Rs. 9,15,60,000/- |
| 11. Stamp Duty Paid | Rs. 76,44,000/- |

For **ELICA INFRACON PVT. LTD.**

Director

For **UNINAV DEVELOPERS PVT. LTD.** 2

Director

आवेदन सं०: 201900739045963

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 6397

वर्ष: 2019

प्रतिफल- 109200000 स्टाम्प शुल्क- 7644000 बाजारी मूल्य - 109200000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री यूनिनव डवलपर्स प्रा० लि० द्वारा
अनूप गर्ग अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सुमेरु चंद गर्ग
व्यवसाय : अन्य
निवासी: 330, प्रथम तल, पटपड़गंज, दिल्ली-92

Anup



श्री, यूनिनव डवलपर्स प्रा० लि० द्वारा
अनूप गर्ग अधिकृत
पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक 09/05/2019 एवं
04:41:13 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्री नविनकुमार एस०

उप निबंधक : सदर द्वितीय

गाजियाबाद

09/05/2019

विनीत कुमार

निबंधक लिपिक



SALE DEED

This SALE DEED is made and executed at Ghaziabad on this 9th day of May 2019

By

M/s Elica Infracon Private Limited, (CIN No. U70109DL2006PTC150950) a company registered under Companies Act, 1956 having its office at **A-72, Gali No. 02, Nathu Colony, Shahdra, Delhi-110032** through its Director **Mr. Rajiv Arora (DIN No. 01385461 S/o Sh. Ram Krishna Arora R/o C-673, Shalimar Garden-1, Sahibabad, Ghaziabad** has been duly authorized by the company to deal each time regarding the sale of property in question and execute sale deed, vide its resolution passed in the meeting of its Board of Directors held on **23.04.2019** (hereinafter referred to as the Vender which expression shall unless it be repugnant to the context or meaning thereof by deemed to mean and induced its successors, shareholders, nominee, representative, administrators, executors and permitted assigns and all those claiming through it) of the First Part of Sale Deed.

PAN No. AABCE6648L

Aadhar No. 368273528156

AND

M/s Uninav Developers Pvt. Ltd. a company registered under Companies Act 1956 (CIN No. U70102DL2011PTC217470) and having its registered office at **330, First Floor, Patparganj Functional Industrial Estate, Delhi-110092** through its Director **Mr. Anoop Garg (DIN No. 01941972) S/o Sh. Sumer Chand Garg**, duly authorised vide Board of Directors' Resolution dated **10.04.2019** (hereinafter referred to as Vendee which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, nominee, representative, administrators, executors and permitted assigns) of the Second Part of Sale Deed.

PAN No. AAPCS6124B

Aadhar No. 918023273964

For ELICA INFRACON PVT. LTD.

Director

For UNINAV DEVELOPERS PVT. LTD.

Director

बही सं०: 1

रजिस्ट्रेशन सं०: 6397

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री एलिका इन्फ्राकॉन प्रा० लि० के द्वारा राजीव अरोड़ा, पुत्र
श्री राम कृष्ण अरोड़ा

निवासी: ए-72, गली न-2, नत्थू कालोनी, शाहदरा दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री यूनिव डवलपर्स प्रा० लि० के द्वारा अनूप गर्ग, पुत्र श्री
सुमेर चंद गर्ग

निवासी: 330, प्रथम तल, पटपड़गंज, दिल्ली-92

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री संत गोपाल अरोड़ा, पुत्र श्री किशन लाल अरोड़ा

निवासी: फ्लैट न-बी, प्लॉट सी-77, शालीमार गार्डन,
एकस्ट-2, गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री सचिन कुमार यादव, पुत्र श्री प्रदीप कुमार यादव

निवासी: 5, पंच विहार कॉलोनी, लानकआ, जी बी नगर,
उत्तर प्रदेश

व्यवसाय: अन्य



रजिस्ट्रार के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।

टिप्पणी:

शर्मा नविन कुमार एस०
उप निबंधक: सदर द्वितीय
गाजियाबाद

विनीत कुमार
निबंधक लिपिक

- A) That the First Part of the sale deed i.e. Vendor represents and informs to the Second Party i.e. Vendee that the Vendor has ownership rights over the said property in question, i.e. Property related to **Khasra No. 1085, area 0.3553 Hector (3553 Sq. Mtr.), Khasra No. 1089, area 0.1647 Hector (1647 Sq. Mtr.), Total Area 0.5200 Hector (5200 Sq. Mtr.)**, situated at Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad, which was previously under the ownership of Shri Bheem Singh, Shri Shyam Singh & Shri Surender Singh all S/o Shri Mool Chand all R/o Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad alongwith others, as per revenue record in heritance.
- B) Whereas Shri Bheem Singh & Shri Shyam Singh both S/o Shri Mool Chand, executed an agreement to sale for an area of 2.7295 Hector & Shri Surender Singh S/o Shri Mool Chand executed an agreement to sale for an area of 0.6823 Hector total area 3.4118 Hector situated at Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad in favour of M/s Shreya Developwell Pvt. Ltd. a company registered under Companies Act, 1956 having its registered office at 166-A, Partap Nagar, Second Floor, Mayur Vihar Phase-2 Delhi through Shri Manoj Sharma S/o Late Sh. J.P. Sharma, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. I, Jild No. 2348, Pages No. 228 to 334, at Serial

For ELICA INFRACON PVT. LTD.

Director

For UNINAV DEVELOPERS PVT. LTD.

Director



No. 3583, dated 24.03.2006 and the sale deed has been also executed between both same parties, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. I, Jild No. 2453, Pages No. 315 to 506, at Serial No. 6795, dated 02.06.2006, accordingly M/s Shreya Developwell Pvt. Ltd. got mutation in the revenue record. Thereafter the name of M/s Shreya Developwell Pvt Ltd has been changed as M/s Sangwan Heights Pvt Ltd Vide fresh certificate of incorporation consequent upon change of name has been mutation in revenue record on 27.01.2014, so that M/s Sangwan Heights Pvt Ltd became the absolute owner of the said property.

- C) Whereas M/s Shreya Developwell Pvt. Ltd. (now known as M/s Sangwan Heights Pvt Ltd) through its Director Shri Anuj Sareen (DIN No 00073682) S/o Shri Deepak Sareen has executed a sale deed for Land related to Khasra No. 1085, area 0.3553 Hector (3553 Sq. Mtr.), Khasra No. 1089, area 0.1647 Hector (1647 Sq. Mtr.) Total Area 0.5200 Hector (5200 Sq. Mtr.), situated at Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad in favour of M/s Elica Infracon Private Limited, (CIN No. U70109DL2006PTC150950) a company registered under Companies Act, 1956 having its office at A-72, Gali No. 02, Nathu Colony, Shahdra, Delhi-110032 through its Director Shri Sant Gopal Arora (DIN No. 00643540) S/o Shri Kishan Lal Arora R/o Flat No. B, Plot No. C-77, Shalimar Garden Ext.,-2, Ghaziabad, U.P. which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. I, Jild No. 3843, Pages No. 141 to 426, at Serial No. 1350, dated 04.03.2010.

For ELICA INFRACON PVT. LTD.

Director

For UNINAV DEVELOPERS PVT. LTD.

Director





- D) Whereas a correction deed has been executed between the M/s Shreya Developwell Pvt. Ltd. (now known as M/s Sangwan Heights Pvt. Ltd.) and M/s Elica Infracon Private Limited (CIN No. U70109DL2006PTC150950) regarding the payment of sale consideration along-with other irregularities of the sale deed vide Serial No.1350, dated 04.03.2010, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. I, Jild No. 15371, Pages No. 35 to 48, at Serial No. 5759, dated 26.04.2019, so that M/s Elica Infracon Private Limited (CIN No. U70109DL2006PTC150950) became the absolute owner of the said property.
- E) The Vendor has represented to the Vendee that the scheduled Land owned by Vendor with clear marketable title and the said land is free from all charges, liens, encumbrances, mortgages, litigation, acquisition, prior agreements etc. and that the Vendor is fully empowered and entitled to grant, convey and transfer all its rights, title and interest in the scheduled area of the Land in favour of the Vendee without seeking any permission from any third party or regulatory authority.
- F) The Vendor has further represented to the Vendee that the Vendor is in physical, peaceful and vacant possession of the scheduled land and the Vendor has not enter into any agreement of any nature, whatsoever for sale purchase, transfer or assignment of any rights of the Vendor in respect of the scheduled land in favour of any party other than the Vendee and aforesaid representations and believing the same be true, correct and complete, the Vendee has agreed to purchase the said land through execution of this Sale Deed.

For ELICA INFRACON PVT. LTD.

Director

For UNINAV DEVELOPERS PVT. LTD.

Director





WITNESSTH NOW THIS DOCUMENT AS UNDER: -

1. That the Vendor has agreed to sale the property related to **Khasra No. 1085, Area 3553 Sq. Mtr. & Khasra No. 1089, Area 1647 Sq. Mtr. Total Area 5200 Sq. Mtr. (6219.35 sq. Yard)** to the Vendee and the Vendee also agree to purchase the above property **@ Rs. 21,000/- Per Sq. Mtr.** for a total sale consideration of **Rs. 10,92,00,000/- (Rupees Ten Crore & Ninety Two Lakh only)** and site plan annexed to this Sale Deed as defined hereinabove as Scheduled Area and which is bounded as under: -

| | |
|------------------------|---|
| ON THE NORTH BY | : Uninav Developers Pvt Ltd (Other Land) |
| ON THE SOUTH BY | : Uninav Developers Pvt Ltd (Other Land) |
| ON THE EAST BY | : Uninav Developers Pvt Ltd (Other Land) |
| ON THE WEST BY | : Khasra No. 1077 (Other Land) |

2. That the complete sale consideration amount of **Rs. 10,92,00,000/- (Rupees Ten Crore & Ninety Two Lakh only)** has been duly paid by the Vendee to the Vendor and the Vendor has received the entire sale consideration amount of the sale deed as per the schedule given below, as full and final sale consideration of the said property. The receipt of the same is hereby acknowledge by the vendor. also, the Vendee has deposited total TDS of Rs. 10,92,000/- as per Income Tax Act.
3. That the Vendor has handed over un-constructed, vacant and peaceful possession of the said land as per dimension mentioned in the annexed map and the same is accepted by the vendee.
4. That the Vendee has become absolute owner without any interruption or disturbances by the vendor and possession holder of the above said property and has full right of ownership and possession to use and to sell the above said property in any manner, whatsoever.
5. That the Vendor has represented and confirmed that the said land, which is subject matter of the present sale deed is free from all sorts of encroachment and encumbrances, such as lien, mortgage, lease, gift, court or any other attachment; notice, notification dispute litigation etc. and that the Vendor is absoluter owner, fully authorised and have legal capacity to transfer/sale the same in favour of the Vendee.
6. That the Vendor has assured and confirmed that the Vendor is rightful owner of the said property with full right to deal with same and in case the Vendee is put to any monetary loss, harm or injury or loss of property on account of any legal defect in the title or the Vendor or on account or any representations made by the Vendor found to be untrue or on account of suppression of any material facts pertaining to the title of the said property, the Vendor shall indemnify unconditional and keep indemnified to the Vendee in respect or any such losses. If it proved otherwise or on account of any such default of the Vendor, Vendee suffers any loss by way of



whole or any part of property hereby conveyed is taken away from the possession of the Vendee then the Vendor shall be liable to make good the loss thus suffered, the Vendee entitling to recover the same from the Vendor whether from the movable or immovable assests of the vendor whatsoever and the Vendor further undertakes to keep the Vendee harmless saved and indemnified in all respect against the said property in question.

7. That the entire liability pertaining to the said property in any nature till the date of execution and registration of sale deed as well as in future, if any previous liability is raised by any Goverment Authority, Municipal or any financial institution etc., shall be responsibility to pay and clear all the dues by the Vendor.
8. That the Vendor hereby assures to the Vendee that the said property or any portion thereof is not at present affected by any Notice or Notification or Scheme of the Municipality/GDA or any other Body or Authorities, if it is found to be so affected, the Vendor hereby undertakes to refund the entire sale consideration alongwith interest, charge and costs as well as make good to the Vendee all losses, costs, damages etc. incurred by the Vendee as a result of and arising out of this transaction.
9. The Vendor shall pay and bear and all taxes, charges, dues, demands, arrears, electricity charges, water charges outstanding bills and other out goings including debts, attachment by any court of law or authorities, if any found in respect of the said property or which relates to previous or prior execution of this deed of sale.
10. The Vendee shall have to full right to use the land in any manner like construction of residential Plots/Villas, Group Housing Multi Storied Building and commercial and for that purpose the vendee may apply fresh map/revised map from the concerned authority as per norms and also to get the separate water connection, electric connection, sewerage connection etc. or any requirement which is required for that purpose.

For ELICA INFRACON PVT. LTD.

Director

For UNINAV DEVELOPERS PVT. LTD.

Director



IN WITNESS WHEREOF, the parties hereto have signed and executed the above deed on the day of the month and the year first above written in the presence of the following witnesses.

For ELICA INFRACON PVT. LTD.

Director

Vendor

For UNINAV DEVELOPERS PVT. LTD.

Director

Vendee

Witnesses

1. Mr. Sant Gopal Arora S/o Sh. S/o Shri Kishan Lal Arora R/o Flat No. B, Plot No. C-77, Shalimar Garden Ext.,-2, Ghaziabad, U.P.

2. Mr. Sachin Kumar Yadav S/o Sh. Perdeep Kumar Yadav R/o H. No. 5, Panch Vihar Colony, Lalkuan, G B Nagar, 201009, U.P.

3. Mr. Jitender Tyagi S/o Sh. Ram Nath Tyagi, R/o 262, Makanpur, Ghaziabad, U.P.

MOHD. KHALID

Advocate

Ch. No..... Tehsil Compound
Ghaziabad

आवेदन सं०: 201900739045963

बही संख्या 1 जिल्द संख्या 15439 के पृष्ठ 367 से 398 तक क्रमांक
6397 पर दिनांक 09/05/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



शर्मा नविनकुमार एस०

उप निबंधक : सदर द्वितीय

गाजियाबाद

09/05/2019

